

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday September 10, 2018

CASE NUMBER: C15-2018-0036

<input type="checkbox"/>	Brooke Bailey	OUT
<input checked="" type="checkbox"/>	William Burkhardt	
<input checked="" type="checkbox"/>	Christopher Covo	
<input checked="" type="checkbox"/>	Eric Golf	
<input checked="" type="checkbox"/>	Melissa Hawthorne	
<input checked="" type="checkbox"/>	Bryan King	
<input checked="" type="checkbox"/>	Don Leighton-Burwell	
<input checked="" type="checkbox"/>	Rahm McDaniel	
<input type="checkbox"/>	Martha Gonzalez (Alternate)	
<input type="checkbox"/>	Veronica Rivera	
<input checked="" type="checkbox"/>	James Valdez	
<input checked="" type="checkbox"/>	Michael Von Ohlen	
<input checked="" type="checkbox"/>	Kelly Blume (Alternate) (for BB)	
<input type="checkbox"/>	Pim Mayo (Alternate)	

APPLICANT: Gregg Andrulis

OWNER: 2713 Hemphill Park, LLC

ADDRESS: 2711 HEMPHILL PARK

VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested, existing) in order to erect a multi-family residence in a “MF-5-NCCD-NP”, Multifamily Residence High Density – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

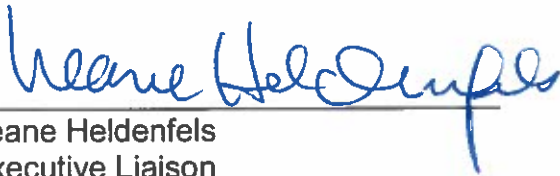
Note: no conflict exists between the Land Development Code and the NCCD in regard to MF-5 minimum lot size.

BOARD'S DECISION: BOA MEETING SEPT 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Melissa Hawthorne second on a 10-0 vote; POSTPONED TO OCTOBER 8, 2018.

EXPIRATION DATE:

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

CIVIL INSITE, LLC

August 24, 2018

Ms. Leane Heldenfels
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Ms. Heldenfels,

On behalf of 2713 Hemphill Park, LLC, we are requesting approval of a variance to develop a multi-family project on a lot zone MF-5-NCCD-NP that does not meet the minimum size requirements of LDC 25-2-492 (D) Site Development Regulation Table: "MF-5 Minimum Lot Size = 8,000 SF". The existing lot size is 7,772 SF.

Reasonable Use

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000 SF. The subject property is comprised of 7,772 SF.

Hardship

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required area to develop the property for a multi-family use. Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6, are less than 8,000 SF, and are currently supporting multi-family use.

Area Character

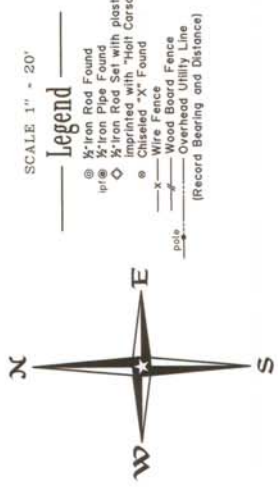
The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

Please feel free to contact me if you have any questions.

Sincerely,



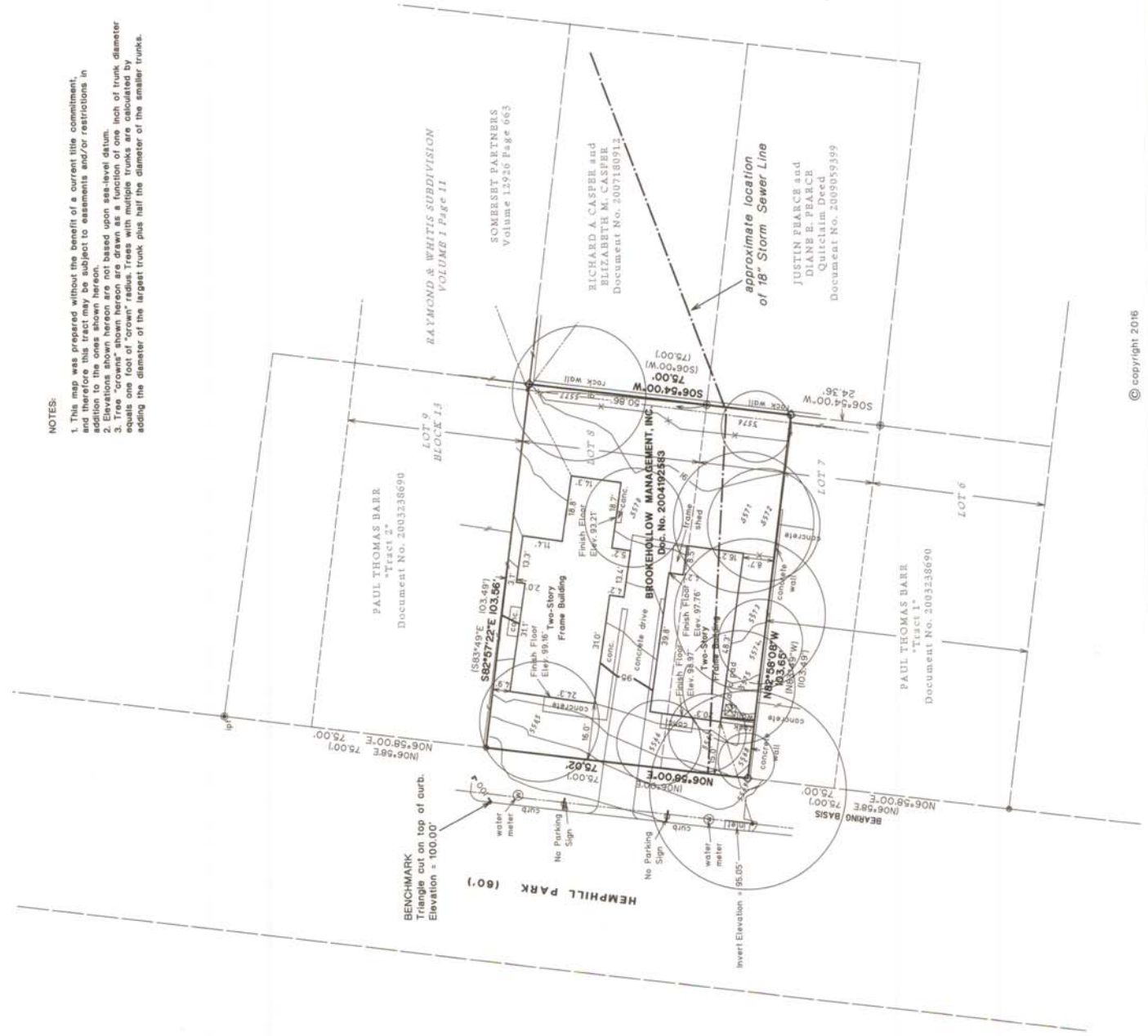
Gregg Andrulis, P.E.



NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this map may be subject to easements and/or restrictions in the title of the property shown hereon.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

TREE LIST	
5560	Two-6, 7" and 8" Tree Of Heaven (17.5" total)
5566	12" Tree Of Heaven
5567	11" Pecan
5568	8" Pecan
5569	28" Pecan
5570	14" Pecan
5571	20" Pecan
5572	13" Pecan
5573	19" Pecan
5574	12" Pecan (21.5" total)
5575	12" Pecan
5576	10" American Elm
5577	19" Pecan



Storm Water Manhole
Lid Elevation = 84.00'
Invert Elevation = 80.50'

TOPOGRAPHIC SURVEY MAP:

75 FEET BY 103.50 FEET OF LOTS 7 AND 8, BLOCK 13, RAYMOND & WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED TO BROOKHOLLOW MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192583 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2713 AND 2715 HEMPHILL PARK.

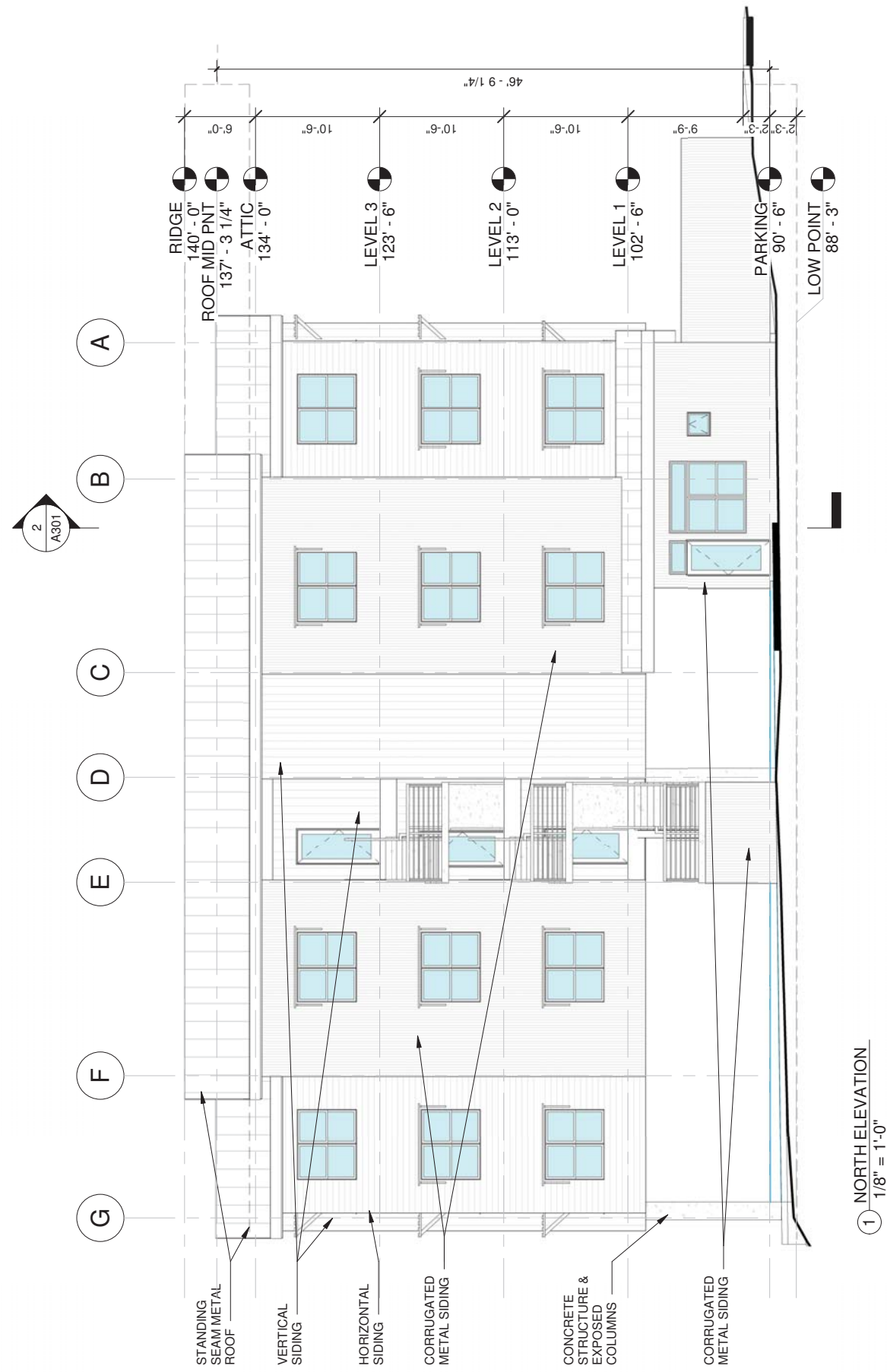
PREPARED: March 22nd, 2016

BY:

Holt Carson
Registered Professional Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0950
Firm Registration Number 10050700



NOT FOR CONSTRUCTION



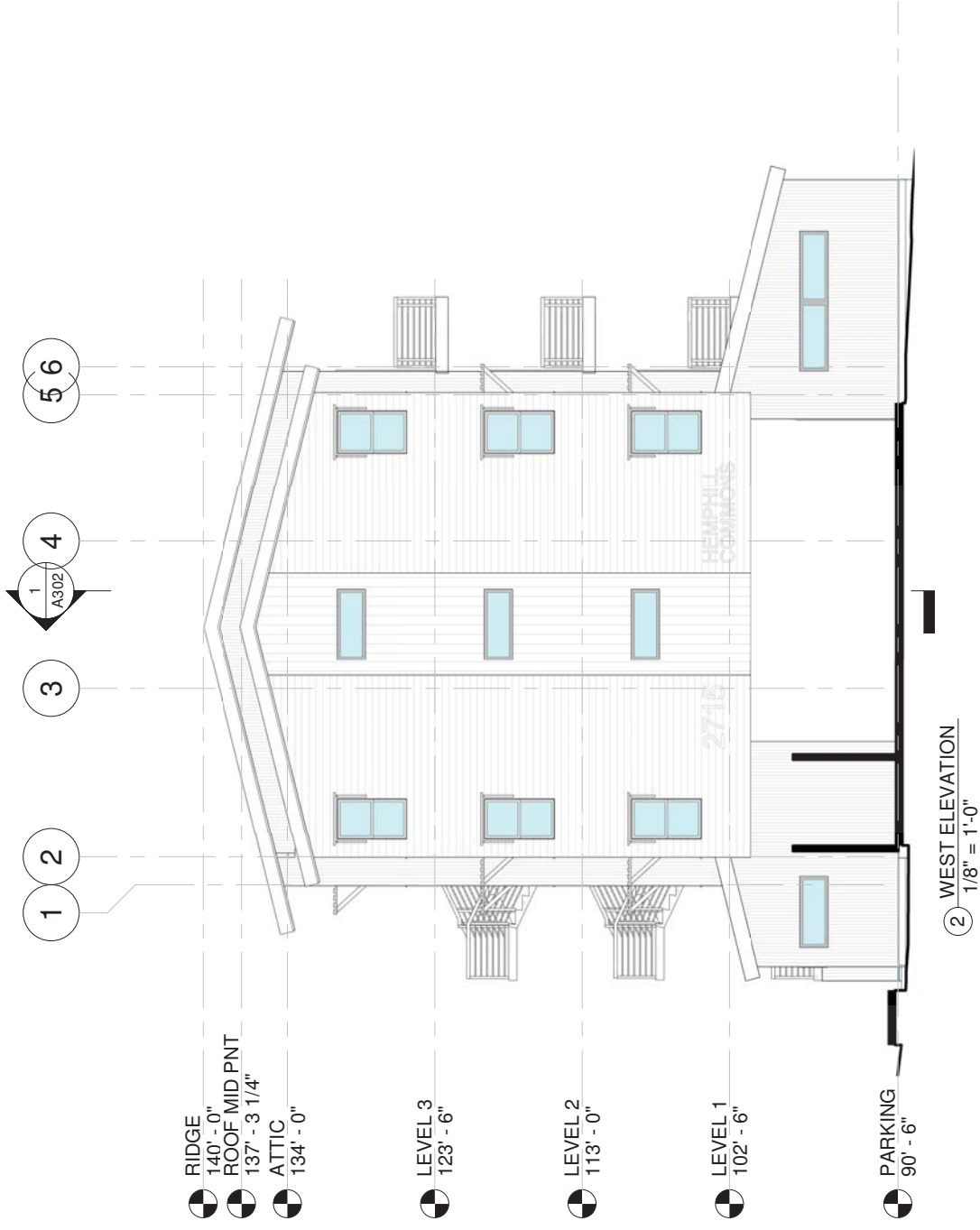
1 NORTH ELEVATION
1/8" = 1'-0"

HEMPHILL COMMONS

ELEVATIONS
SHEET NUMBER
A201
003/8

ARCHITECTURAL
2
DATE: 2018.03.15 REVISED
DESIGN FOR
NEIGHBORHOOD
BOARD APPROVAL
COURTNEY KAZER
TX 76064
UT #0028933001
PO Box 10705
Ft. Worth, TX 76166
P 817.352.6617
COURTNEYKAZER@GMAIL.COM

NOT FOR CONSTRUCTION



② WEST ELEVATION
1/8" = 1'-0"

HEMPHILL COMMONS

ELEVATIONS
SHEET
NUMBER
A203
003/9

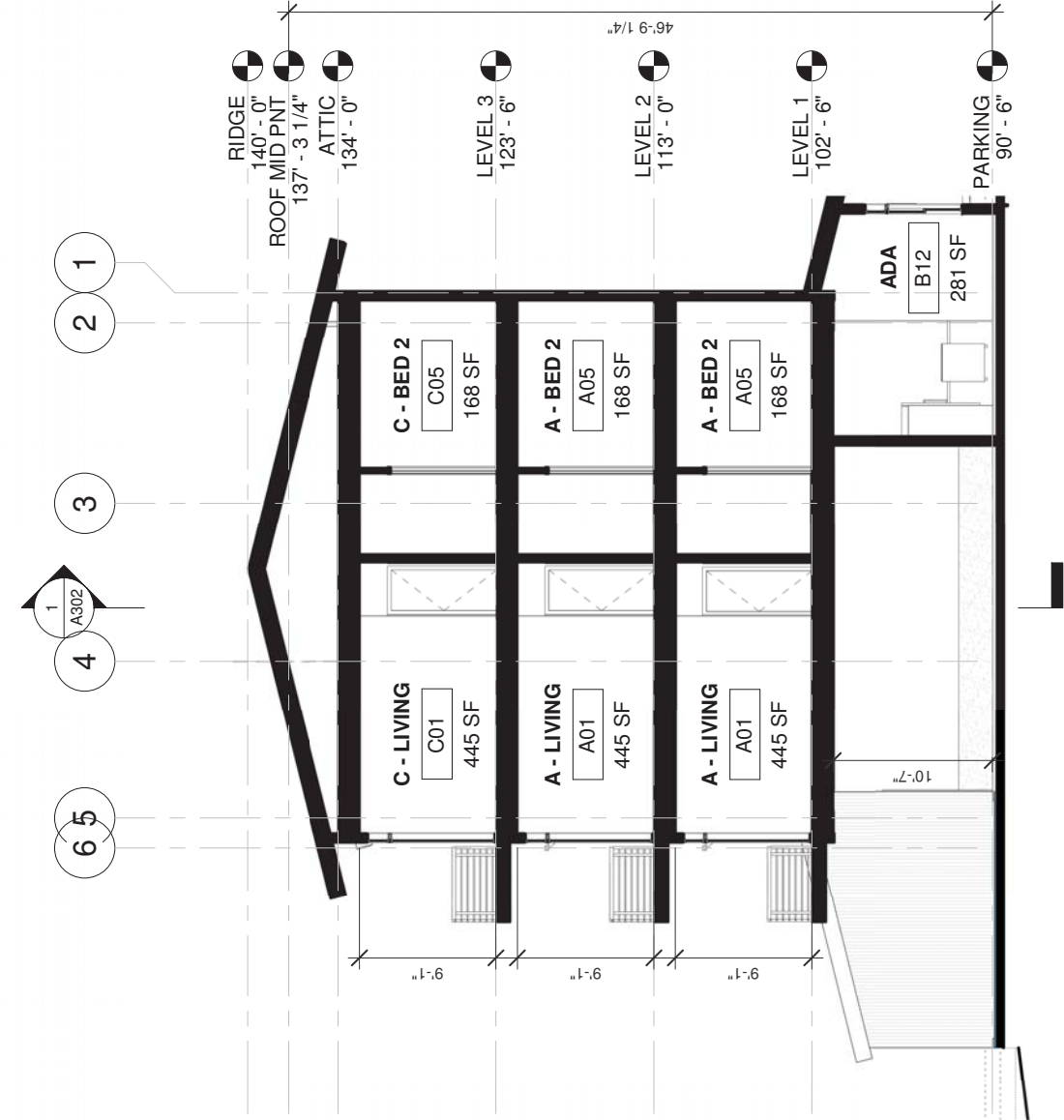
2715 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

ARCHITECTURAL
2

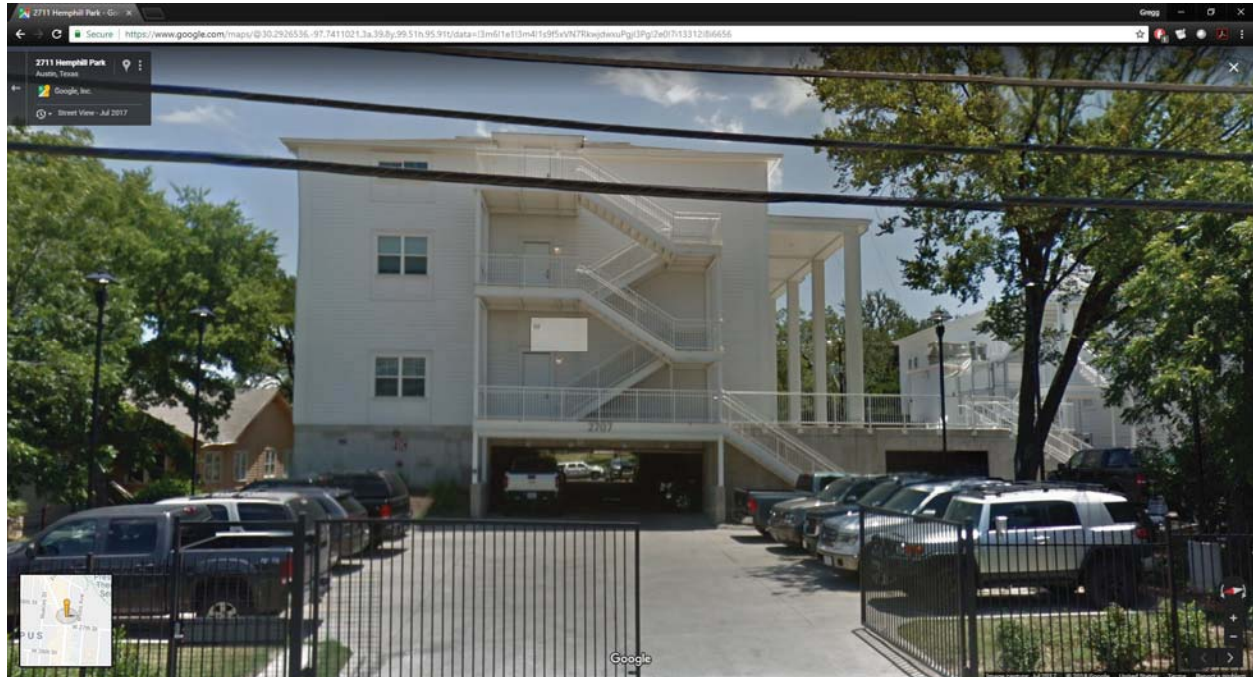
PO Box 1070
Palo Alto, CA 94303
P 310.465.1746
courtney.kizer@gmail.com
COURTNEY KIZER
ARCHITECT
11111
TX 76064
CO
UT #032893001

DATE:
2018.03.15 REVISED
DESIGN FOR
NEIGHBORHOOD
BOARD APPROVAL

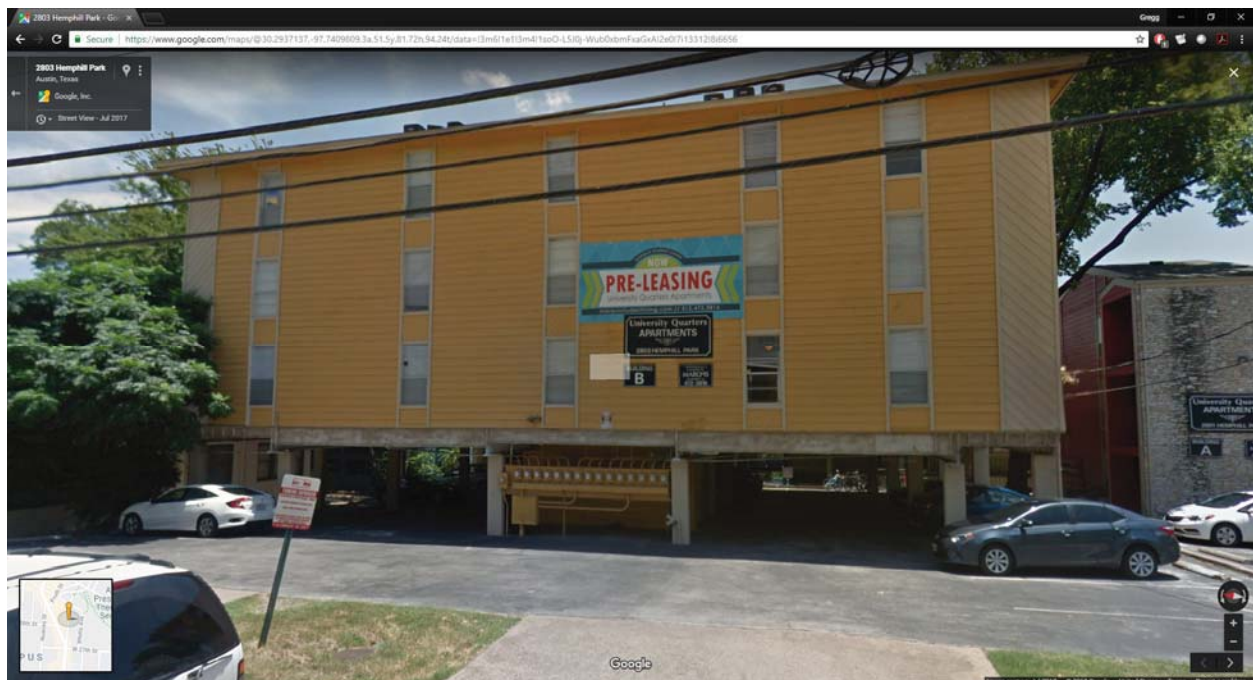
NOT FOR CONSTRUCTION



2707 HEMPHILL PARK



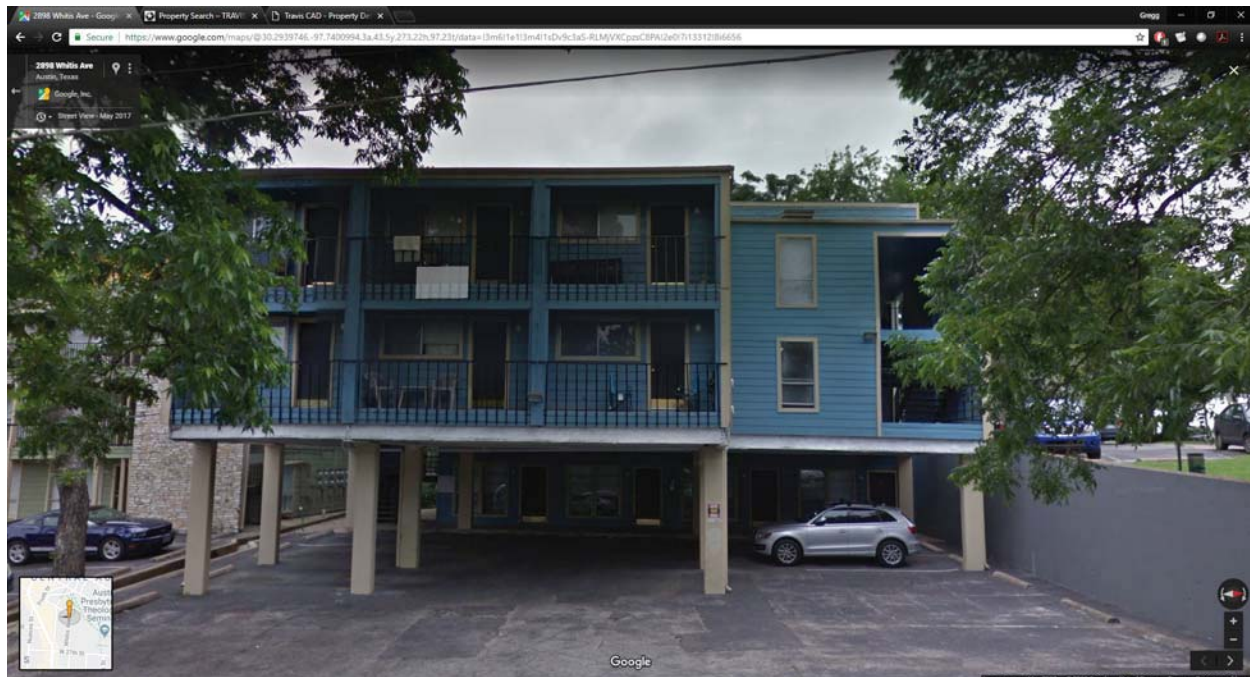
2803 HEMPHILL PARK



2810 HEMPHILL PARK






2808 WHITIS AVENUE



003/13



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0036
LOCATION: 2713 HEMPHILL PARK



1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**CITY OF AUSTIN****Development Services Department**

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

**Board of Adjustment
General/Parking Variance Application****WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use OnlyCase # 015-2018-0036 ROW # 12005839 Tax # 0215030114**Section 1: Applicant Statement**Street Address: 2713 & 2715 Hemphill Park, Austin, TX 78705

Subdivision Legal Description:

N 25FT OF W 1/2 OF LOT 7 & W 1/2 OF LOT 8 BLK 13 OLT 13 DIV D WHITIS SUBDLot(s): 7, 8Block(s): 13Outlot: 13Division: D WHITIS SUBDIVISIONZoning District: MF-5-NCCD-NP

I/We GREGG ANDRULIS on behalf of myself/ourselves as
authorized agent for 2713 HEMPHILL, LLC affirm that on
Month July, Day 18, Year 2018, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Multi-family Residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are seeking a variance from LDC 25-2-492 (D) Site Development Regulation Table: "MF-5
Minimum Lot Size = 8,000 SF".

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000
SF. The subject property is comprised of 7,772 SF.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required
area to develop the property for a multi-family use.

b) The hardship is not general to the area in which the property is located because:

Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6,
are less than 8,000 SF, and are currently supporting multi-family use.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 07/18/2018

Applicant Name (typed or printed): Gregg Andrulis / Civil Insite, LLC

Applicant Mailing Address: 12600 Hill County Blvd, Suite R-275

City: Austin State: TX Zip: 78738

Phone (will be public information): (512) 820-0643

Email (optional – will be public information): [Redacted]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 8/8/2018

Owner Name (typed or printed): 2713 Hemphill, LLC

Owner Mailing Address: 16105 Chateau Ave

City: Austin State: TX Zip: 78734

Phone (will be public information): (512) 820-0643

Email (optional – will be public information): [Redacted]

Section 5: Agent Information

Agent Name: Gregg Andrulis / Civil Insite, LLC

Agent Mailing Address: SEE SECTION 3

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

CIVIL INSITE, LLC
AGENT DESIGNATION LETTER

July 17, 2017

City of Austin
505 Barton Springs Road
One Texas Center
Austin, TX 78704

Re: Letter Appointing Agent for 2713 & 2715 Hemphill Park, Austin, TX 78705 (the "Property")

To Whom it May Concern:

The undersigned, as the Property Owner of the above referenced Property, hereby appoints Civil Insite, LLC (Gregg Andrulis), as agent for the Property, and authorizes agent to apply for, sign for, and conduct business for permits, plans and/or other legal documents with the City of Austin Development Services Department.

Name of agent: GREGG ANDRULISSignature of agent:  Date: 7/17/18Name of Property Owner: DEBBIE OUTLAW PROPERTIES LLCSignature of Property Owner:  Date: 8/8/2018

August 24, 2018

Ms. Leane Heldenfels
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

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Please feel free to contact me if you have any questions.

Sincerely,

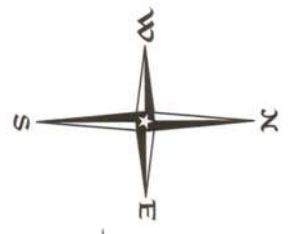
A handwritten signature in blue ink, appearing to read "Gregg Andrulis".

Gregg Andrulis, P.E.



NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this tract may be subject to easements and/or restrictions in and upon the same.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "Crown" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "Crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.



SCALE 1" = 20'

Legend

- ② X-Iron Rod Found
- ④ X-Iron Rod Set with plastic cap
- ⑤ Imprinted with "Holt Carson Inc."
- ⑥ Chiseled "X" Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- pole
- (Record Bearing and Distance)

TREE LIST	
5565	Two-6, 7" and 8" Tree Of Heaven (17.5" 101011)
5566	12" Tree Of Heaven
5567	11" Pecan
5568	8" Pecan
5569	28" Pecan
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TOPOGRAPHIC SURVEY MAP:

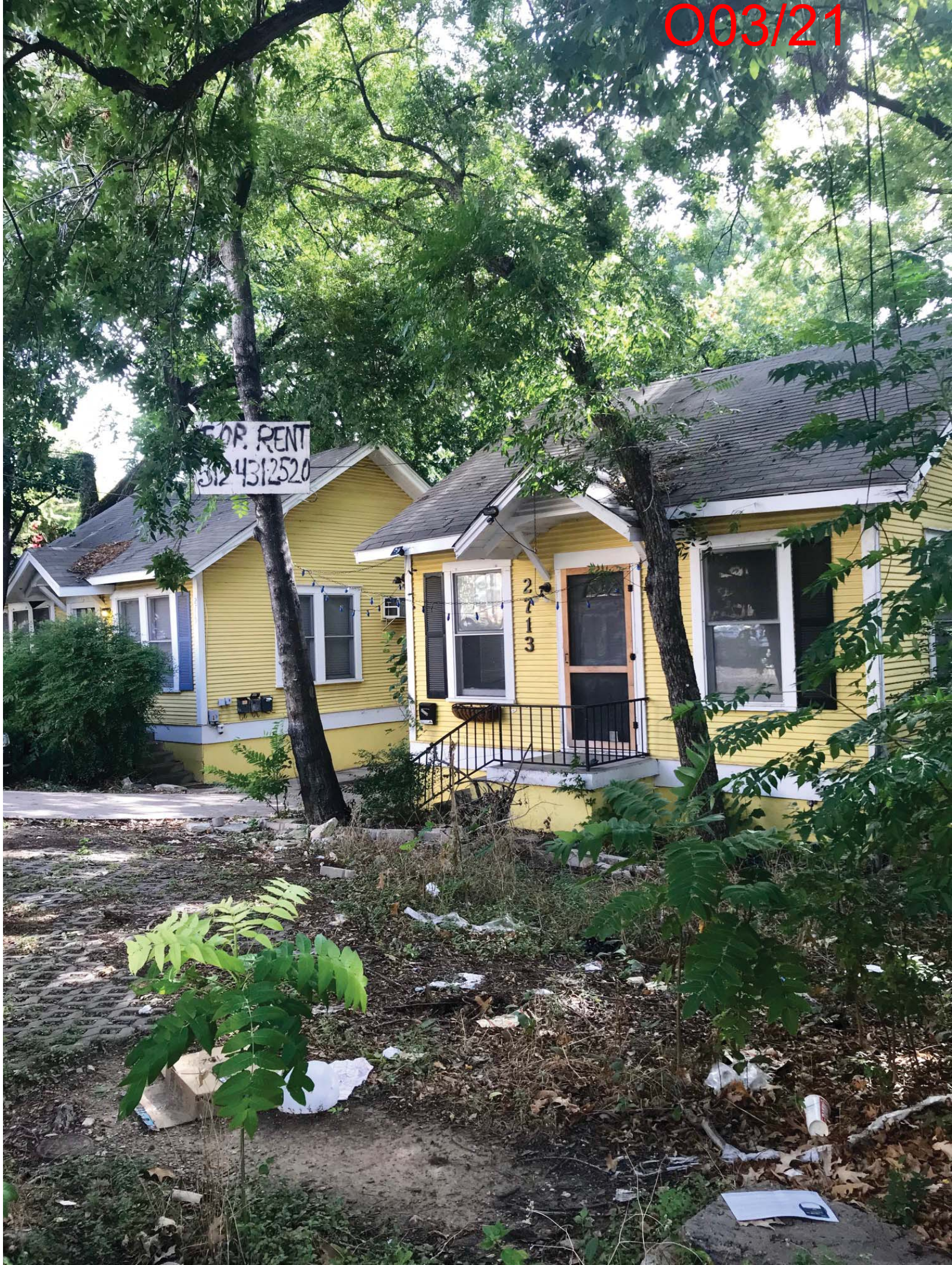
75 FEET BY 103.50 FEET OF LOTS 7 AND 8, BLOCK 13, RAYMOND & WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11 PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED TO BROOKHOLLOW MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192583 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2713 AND 2715 HEMPHILL PARK.

PREPARED: March 22nd, 2016

BY:

Holt Carson
Registered Professional Surveyor No. 5186
Holt Carson & Son, Inc.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990
Firm Registration Number 10050700

003/21

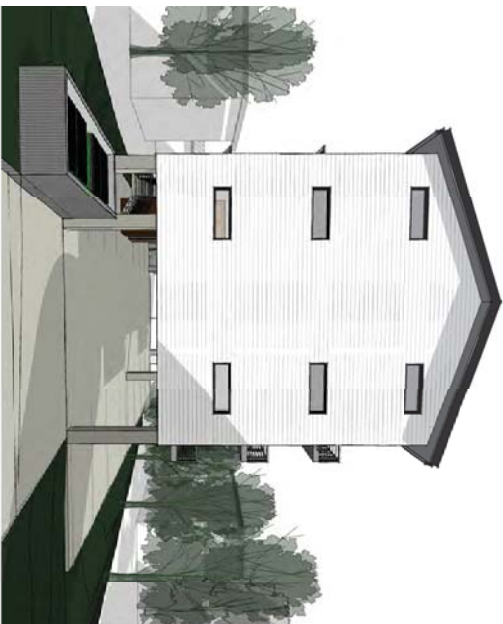




3 SE AXON



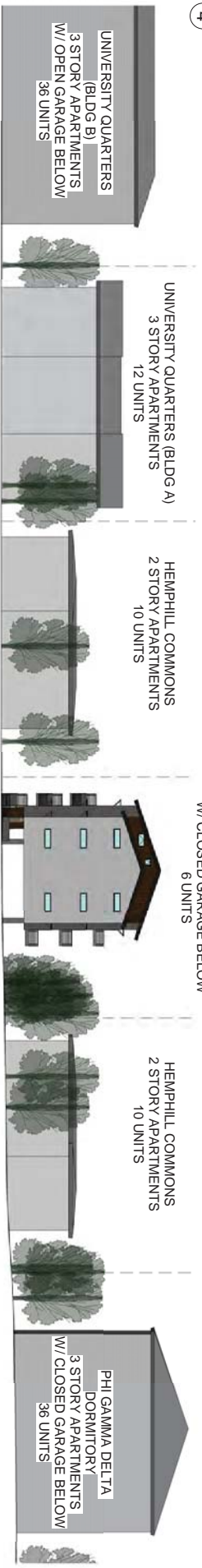
2 NW AXON



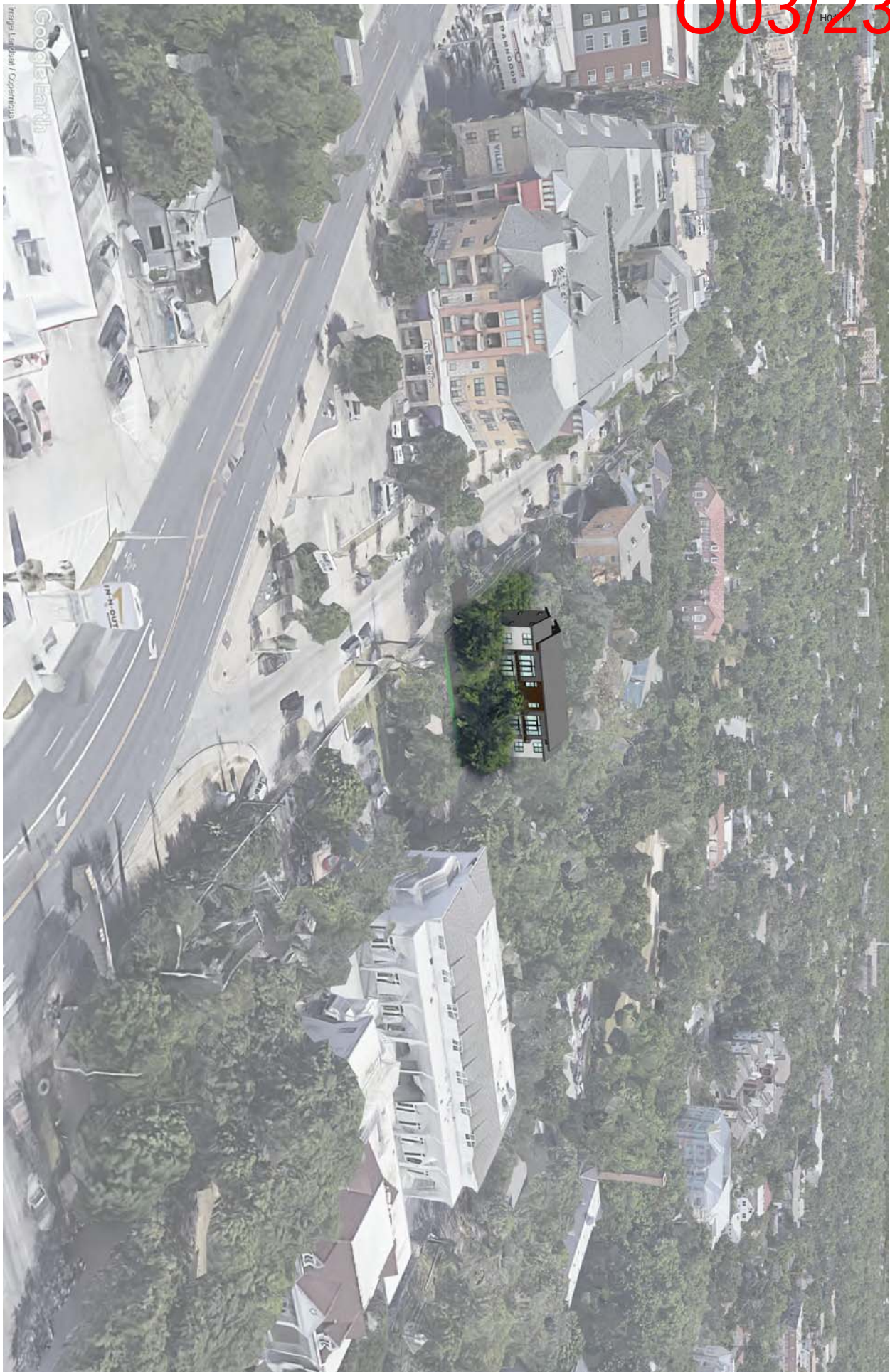
1 ENTRY AXON



4 SW AXON



5 WEST ELEVATION PANORAMIC
1/32" = 1'-0"



PO Box 1075
Palm City, FL 32909
P 352.666.7245
central@palmcity.com

DATE:
2018.08.12 ZONING
REVIEW

HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

BIRDS
EYE
AXON

SHEET
NUMBER

A902



① SOUTH ELEVATION
1/8" = 1'-0"



A202

SHEET NUMBER

8/12/2018 6:03:21 PM

ELEVATIONS

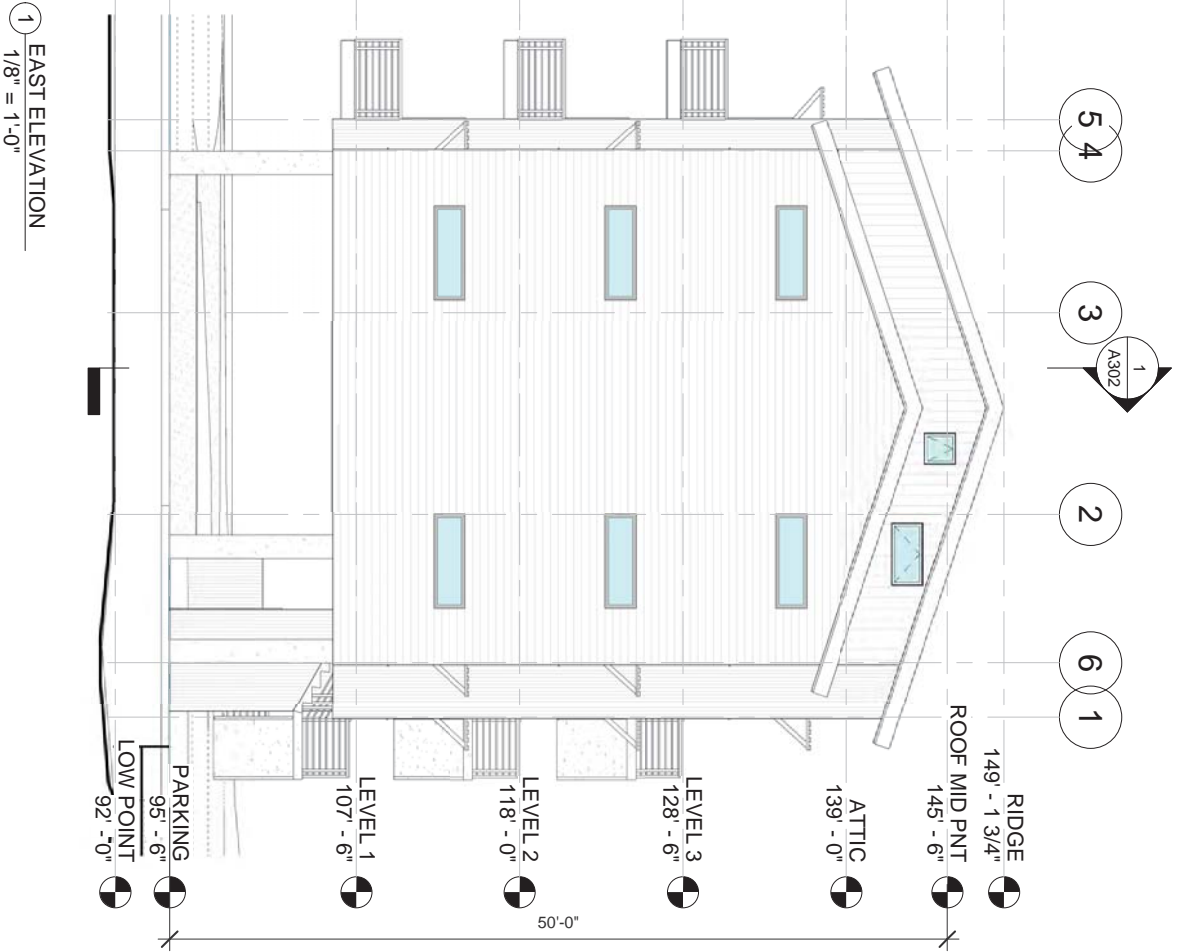
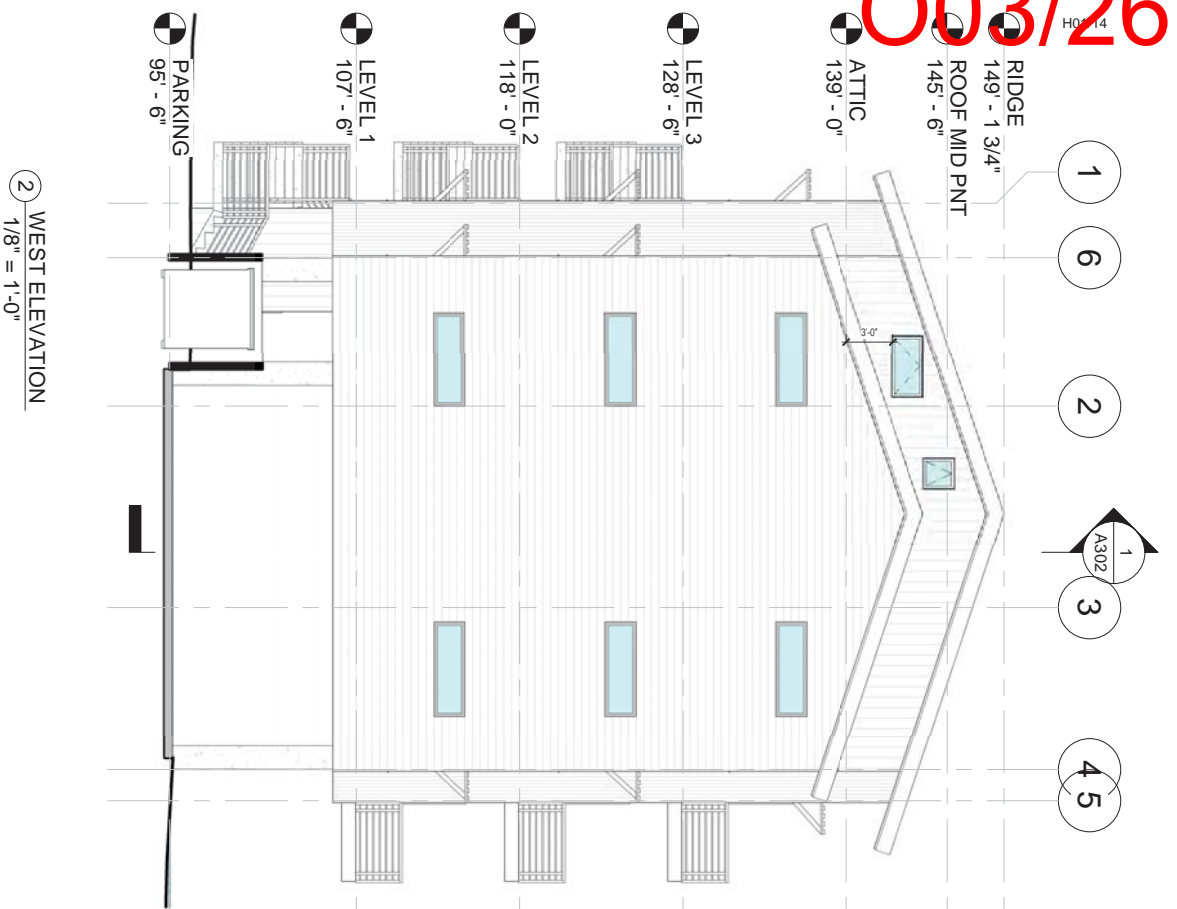
HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

DATE:
2018.08.12 ZONING
REVIEW

PROJECT: 1075
PALE COUNTRY LOTS
P. 101.000.01.00
COURTESY: @gma.com

ARCHITECTURAL²



*Tree to be removed

LOCATED AT 2713 AND 2715 HEMPHILL PARK

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166

HEMPHILL PARK (60' R.O.W.)
31' PAVEMENT WIDTH, ONE-WAY NORTH

CONSULTING ENGINEERS

12800 HILL COUNTRY BLVD, SUITE R-2
AUSTIN, TX 78738
512.820.0643
FIRM REGISTRATION NO. F-19493

HEMPHILL COMMONS
2713 HEMPILL PARK

EXISTING CONDITIONS & DEMOLITION PLAN

SITE PLAN RELEASE
Sheet 03 of 12

FILE NUMBER: 39-2010-0000 EXPIRATION DATE: _____
CASE MANAGER: TBD
APPLICATION DATE: August 22, 2018
ZONING: MF-5, NCCP, NP

APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____

under Section _____ of Chapter _____ of the Austin City Code.

Development Services Department Review

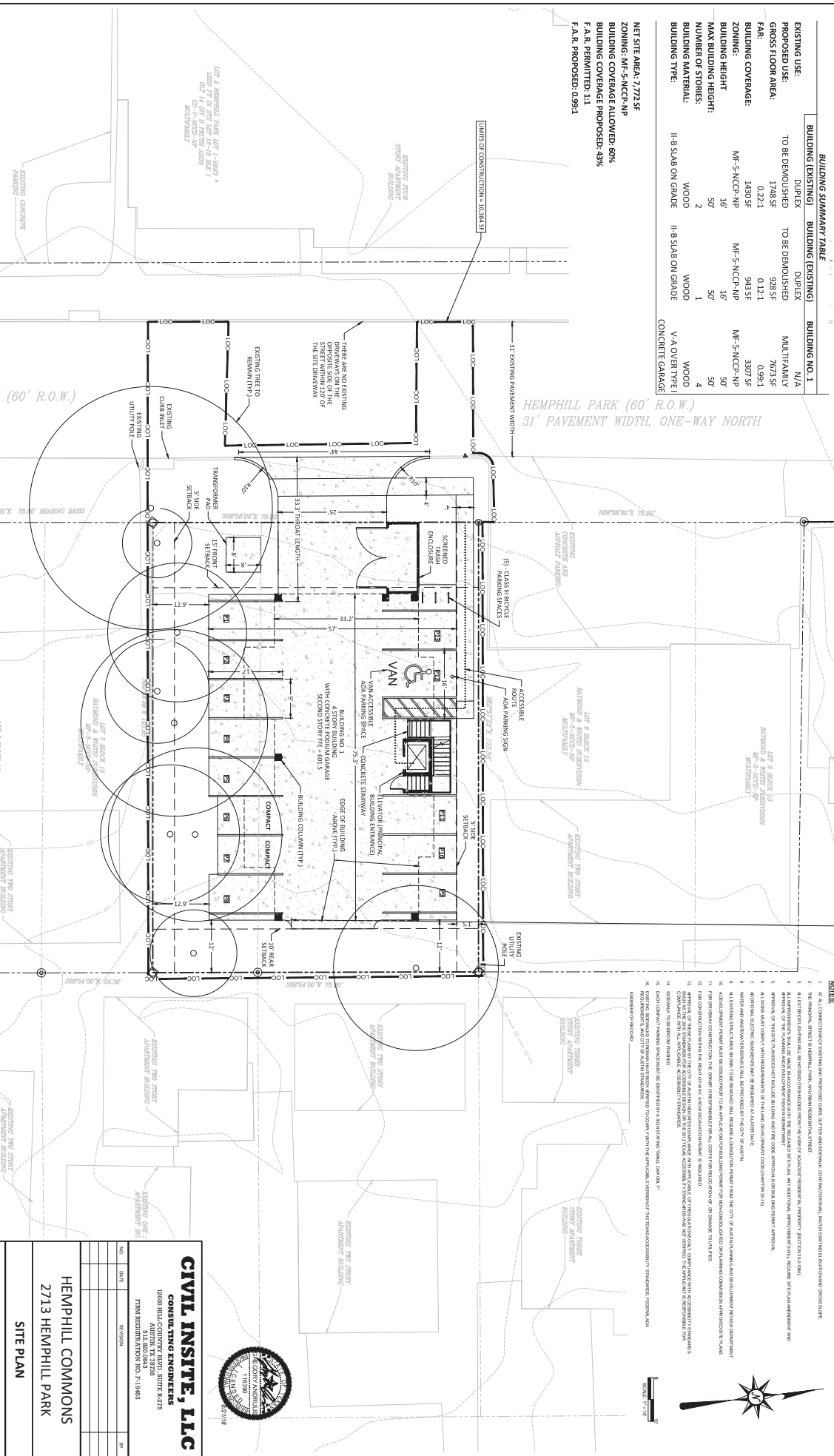
DATE OF RELEASE: _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____
CASE: SP-2018-XXXX SHEET: 03 OF: 12

CASE: SP-2018-XXXX SHEET: 03 OF: 12

BUILDING SUMMARY TABLE			
	BUILDING (EXISTING)	BUILDING (EXISTING)	BUILDING NO. 1
EXISTING USE:	DUPLEX	DUPLEX	N/A
PROPOSED USE:	TO BE DEMOLISHED	TO BE DEMOLISHED	MULTIFAMILY
GROSS FLOOR AREA:	1748 SF	928 SF	7673 SF
FAR:	0.221	0.121	0.991
BUILDING COVERAGE:	1430 SF	943 SF	3307 SF
ZONING:	MF-5-NCCP-NP	MF-5-NCCP-NP	MF-5-NCCP-NP
BUILDING HEIGHT:	16'	16'	50'
MAX BUILDING HEIGHT:	50'	50'	50'
NUMBER OF STORIES:	2	1	4
BUILDING MATERIAL:	WOOD	WOOD	WOOD
BUILDING TYPE:	HI-B SLAB ON GRADE	HI-B SLAB ON GRADE	V-A OVER THE CONCRETE GARAGE

NET SITE AREA: 7,772 SF
ZONING: MF-5-NCCP-NP
BUILDING COVERAGE ALLOWED: 60%
BUILDING COVERAGE PROPOSED: 43%
F.A.R. PERMITTED: 1:1
F.A.R. PROPOSED: 0.99:1



NET SITE AREA: (=GROSS SITE AREA) - FAR: 0.99 (1.1 ALLOWABLE)		SITE IMPERVIOUS COVER TABLE	
TOTAL BUILDING COVER: 3,307 SF OR 42.66% OF MF-5 SITE		7.77% SF	
BUILDING SQUARE FOOTAGE (E.G. A.1): 6,793 SF			
IMPERVIOUS COVER	EXISTING	TO BE REMOVED	PROPOSED CONSTRUCTION
ROOF/PORCHES	2373	30.33%	3307
CONCRETE	362	12.64%	362
COMPACTED GRAVEL	1168	15.03%	1168
TOTAL	4573	58.20%	5062
			5062
			65.13%

PARKING SUMMARY			
UNIT TYPE	# OF UNITS	RATIO (SPACE/UNIT)	SPACES REQUIRED
2. BIERHOOM	4	1	4
3. BIERHOOM	2	1	2
REQUIRED SPACES			6
55C 25-6.478 (URBAN CORE PRODUCTION 120%)			11
REQUIRED ADA SPACES			3
ADA SPACES PROVIDED			3
REGULAR SPACES PROVIDED			14
COMPACT SPACES PROVIDED			14
TOTAL SPACES PROVIDED			31
BICYCLE PARKING REQUIRED (1% OR 1 MIN./MIN.)			5
BICYCLE PARKING PROVIDED			5

RAYMOND A. HIGGS SUBMITTED
JULY 2, 1972
REVISED

LOT 7 BLOCK 73
HAYMOND & HINES SUBDIVISION
BAYVIEW
KENTWOOD

DESIGN: GA CREDITED: GA APPROVED: GA DATE: 8/27/2018
 SITE PLAN RELEASE
 THE NUMBER: SP-2018-XXXX EXPIRATION DATE: _____
 APPLICATION DATE: August 12, 2018
 ZONING: DISTRICT: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 _____ of Chapter _____ of the Austin City Code
 Professional Services Department Review
 DATE OF RELEASE _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 CASE: SP-2018-XXXX SHEET: 06 OF: 12

[illegible]

SCALE: 1" = 10'



CIVIL INSITE, LLC
CONSULTING ENGINEERS

HEMPHILL COMMONS
2713 HEMPILL PARK

SITE PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 8/22/2018

SITE PLAN RELEASE

FILE NUMBER: SP-2018-XXXX EXPIRATION DATE: Sheet 06 of 12

APPLICATION DATE: August 22, 2018
ZONING: MF-5-NCCP-NP
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____

Development Services Department Review
DATE OF RELEASE: _____
Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

CASE: SP-2018-XXXX SHEET: 06 OF: 12

BUILDING NO. 1
N/A
MULTIFAMILY
7673 SF
0.99:1
3307 SF
MF-5-NCCP-NP
50'
50'
4
WOOD
V-A OVER TYPE I
CONCRETE GARAGE

PROPOSED IMPERVIOUS COVER	
3307	42.55
1755	22.58
0	0.00
5062	65.13

SPACES REQUIRED	
2	8
3	6
	14
	11.2
	1
	1
	10
	2
	13
	5

107 & BLACK TP
RAYMOND & WHITE SUNDRIES
WP-5-WCD-NP
MULTIPALITY

CHECKED: GA APPROVED: GA DATE: 8/10/2018
 PLAN RELEASE EXPIRATION DATE: Sheet 1 of 18
 August 10, 2018
 CITY OF AUSTIN
 COMMUNITY DEVELOPMENT
 PLANNING COMMISSION ON: _____
 CITY COUNCIL OR _____ of Chapter _____ of the Austin City Code

 Services Department Review

 Correction 1 _____
 Correction 2 _____
 Correction 3 _____

[illegible]

CIVIL INSITE, LLC

CONSULTING ENGINEERS

13503 HILL COUNTRY ROAD, SUITE B-275

AUSTIN, TX 78738

512.880.0443

TRM01 REGISTRATION NO. J-114683

NO.	DATE	REVISION	BY

HEMPHILL COMMONS
2713 HEMPILL PARK

SITE PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 8/10/2018

SITE PLAN RELEASE Sheet 1 of 18

FILE NUMBER: SP-2018-XXXX VIBRATION DATE:

CASE MANAGER INFO: _____
APPLICATION DATE: **August 10, 2018**
ZONING: **AM-2** SPECIALTIVITY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
_____ of Chapter _____ of the Austin City Code
under Section _____
Development Services Department Review
DATE OF RELEASE: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Properties Zoned MF-5 in the vicinity of 2713 Hemphill Park

Address	Name	Owner	Area
2721 Hemphill Park	Hemphill Park Apartments	Paul Barr	7763 SF
2711 Hemphill Park	Hemphill Park Apartments	Paul Barr	7763 SF
2707 Hemphill Park	Phi Delta Gamma	Purple Own House Corp	9936 SF
2801 Hemphill Park	University Quarters Apartments A	Quarters Venture LTD	7753 SF
2803 Hemphill Park	University Quarters Apartments B	Quarters Venture LTD	9936 SF
2802 Whitis Ave	"Apartment 5-25" per TCAD	2802 Whitis Ave LLC	5175 SF
2800 Whitis Ave	"Apartment 5-25" per TCAD	Somerset Partners	6521 SF